



Zoning and Adjustments Board
1018 Porter Avenue
Ocean Springs, MS 39564

Tuesday, June 13, 2023 @ 5:00 PM

1. Call Meeting to Order

2. Approval of Minutes

- a. May 9, 2023

3. Old Business

4. New Business

- a. William Cameron Troutman – 1160 Iola Rd/ PID# 60224010.035 – Requesting a 5' variance from the waterbody setback and a 5' variance from the northern property (abutting residential property) line for the proposed 15' x 48' building.

5. Audience Request

6. Adjourn

The Minutes of the City of Ocean Springs
Zoning and Adjustments Board
Tuesday, May 9, 2023

1. Call Meeting to Order

A meeting of the City of Ocean Springs Zoning and Adjustments Board was called to order by Chairman Nick Gant at 5:00 on Tuesday, May 9, 2023. Members present were John O'Hara, Michael Smith, Shannon Pfeiffer, and Don Atwell. Also present were Wade Morgan, City Planner, Carolyn Martin, Planning & Grants Administrator, and Vicky Hupe, Deputy City Clerk.

2. Approval of Minutes

A motion was made by S. Pfeiffer seconded by J. O'Hara to approve the minutes as presented. The motion was unanimously carried.

a. April 11, 2023

A motion was made by Shannon Pfeiffer and seconded by John O'Hara to recommend to approve the Minutes of April 11, 2023 as presented. The motion was unanimously carried.

3. Old Business

- a. **Deferred from 4/11/23 Agenda:** 2022 Kensington Avenue / PID# 61455076.000 - Chris Clardy - Requesting a variance from the maximum square footage allowed for an accessory structure.

Wade Morgan introduced the proposal. The item had been deferred from the 4/11/23 agenda for clarification on measurements. The information received and review of the UDC definitions indicate that the 1,000sf structure requested requires a 16% variance. The question of the variance request being warranted will need to be addressed.

S. Pfeiffer questioned the difference in percentages shown - 16% presented v. 9% on memo. The updated number is based on the updated information which is consistent with how structure area is measured.

M. Smith asked if we could confirm the area of the previously existing building and W. Morgan stated that we could not.

Elizabeth Deuel, 2020 Kensington Avenue provided photographs through email. The email was left out of the package and distributed as a handout at the previous meeting. It was provided to the commission during the meeting. She stated that the previous building was much larger than allowed and that the measurements provided did not seem accurate.

A motion was made by M. Smith seconded by S. Pfeiffer to recommend DENIAL of the requested 16% variance for the size of an accessory structure based on failure to meet the criteria for a variance. The motion was carried with one commissioner voting NAY.

4. New Business

5. Audience Request

6. Adjourn

A motion was made by S. Pfeiffer and seconded by J. O'Hara to adjourn the meeting. The motion was unanimously carried.

DRAFT

ZONING ADJUSTMENT BOARD REPORT

DESCRIPTION OF REQUEST:

- The applicant requests variances of 5 feet from the required 30 foot Waterbody buffer area and 5 feet from the required 20 foot buffer area between commercial and residential property. The variances will allow room for a proposed 15 ft. x 48 ft. building. The requested variances are 16.6% from the water body buffer and 25% from the residential property buffer.
- The applicant justifies the variances due to the drainage easement along the stream and arm of the bayou that was provided to the City as part of the lot split that created the parcel in 2022. Additional information is provided by the applicant in the attached Variance Application.

FINDINGS:

- This parcel that is the subject of the variance was created in 2022 through the approval of a lot split. The planning commission recommended approval of the lot split on May 10, 2022, and the Board of Aldermen approved the lot split on May 17, 2022.
- The property is split into 2 areas by a stream that flows into an arm of Old Fort Bayou. The area south of the stream is larger and has more buildable area.
- The property is impacted by a 30 foot-wide buffer along the stream and water body that extends through the parcel (UDC section 4.10.9). In addition, there is a 20 foot-wide buffer on the north property line to separate this commercial property from adjacent residentially zoned property (UDC section 4.10.7). Both buffer areas were in existence when this parcel was created.

OTHER FEEDBACK:

- none received.

POTENTIAL MOTION 1:

To recommend approval of a variance of 16.7% from the required 30 foot buffer from a water body at 1066 Iola Rd.

POTENTIAL MOTION 2:

To recommend approval of a variance of 25% from the required 20 foot buffer from residential property at 1066 Iola Rd.



City of Ocean Springs Planning Department

1018 Porter Avenue / PO Box 1800 Ocean Springs, MS 39564

(228) 875-4415

VARIANCE REQUEST APPLICATION

Submittal Requirements:

- Application
- Fee of \$50.00 must be paid at the time application is submitted.
 - \$1.00 additional fee (per Ordinance 2022-17 following the requirements of Section 25-60-5 MS Code Annotated)
- Site Plan (or Survey) showing requested variance, with dimensions.

Date: 5/7/2023

Name of Applicant: William Cameron Troutman

Address: 1160 Iola Rd

Phone No. 2289902995

Email Address: camerontroutman@yahoo.com

Parcel Identification Number: 60224010.035

Property Owner (if different from Applicant): William Cameron Troutman and Lauren Elizabeth McDavid

Property Location for the Variance: 1160 Iola Rd

Type of Variance(s) Requested (setback, height, zoning extension, parking, etc.)

We are requesting two separate Variances. We are requesting a 5' variance on the 30' waterbody setback (This is the setback that runs along side the ditch). We are also requesting a variance of 5' from the northern property line abutting the residential property (This is a 20' setback.).

The purpose of this variance is to consider an application to allow:

We are requesting a 5' variance of the 30' waterbody setback and a variance of 5' from the 20' setback on the northern property line abutting the residential property. This would allow for our proposed building footprint of 15'x 48'.

Provide justification of the variance request. Justification must include exceptional narrowness, shallowness, shape of a specific piece of property, exceptional topographical conditions, or other extraordinary situation or condition for a specific piece of property.

After giving the city an easement to the ditch on the property in 2022, which was originally built without prior legal record of a drainage easement (This culvert/ditch has exacerbated the 30' waterbody setback making the property exceptionally narrow.), we are asking for these two 5' variances that would allow for the proposed building footprint of 15'x 48' on the attached site plan.

Applicant Signature: [Signature]

Date: 5/7/2023



